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April 17, 2002

Mr. Peter Howe  
Tristar Transload, Inc.  
2100 NW Front Ave.  
Portland, OR 97209

Re: Termination of Lease of Improved Yard Space at Terminal 1  
The Port of Portland and TriStar Transload, Inc.  
Port Agreement No.: 96-008

Dear Peter:

You have inquired whether the above-referenced Lease can be extended beyond its current termination date of June 30, 2002. This letter is to inform you that this will not be possible due to the Port's need to perform environmental remediation work in the areas you are leasing.

The work is now scheduled to begin in July, 2002, and you will need to vacate the leased premises before then and, with the exception noted below, comply with all requirements of the Termination section of your Lease.

Section 9.4 of the Lease requires that an Exit Audit be performed. Assuming that between now and June 30, 2002, no release has occurred or is suspected to have occurred on or from the leased premises, for which Tristar is responsible under the Lease, the Port will waive the requirement for an Exit Audit. We will expect to do a walk-through with you, at or near the termination date, of the leased premises.

We apologize for any inconvenience this may cause for your business.

If you have any questions, or if I can be of any assistance, please call me at (503) 944-7509.

Sincerely,

A handwritten signature in cursive script, appearing to read "Suzanne L. Brooks".

Suzanne L. Brooks  
Property Manager  
Property & Development Services

c: Nancy Murray/Legal File  
Loralie Sinnen  
Michelle Doiron  
Joe Mollusky